# News of the Real Estate World

# ROCHESTER BUYERS **INVEST ON HEIGHTS**

Acquire Six Story Paul Jones Flat on Wadsworth Ave.;

A. H. Levy has made a rapid and profitable turn over of the six story apartment house at 24-246 East Twenty-first street, between Second and Third avenues on a plot. 41x32, which he purchased recently from Nathan Unger and the Brand estate through Dora Jacobs. H. Weisner, an investor, is the buyer. The property was valued at \$65,000.

Sarah Salaman Sarah Schwartz, represented by Burger

Sarah Schwartz, represented by Burger & Burger, attorneys, sold to Anthony J. Danas, a florist of Yorkville, the fiva story tenement at 348 East Elghty-sixth street. J. Eisenbrand was the broker. The recently formed West Eleventh Street Realty Company has purchased from the Terrain Realty Company the recently remodeled six story apartment house at 132-134 West Eleventh street. The M. Morgenthau, Jr. Company and Everett M. Seixas Company were the brokers. They have been appointed agents of the property.

brokers. They have been appointed agents of the property.

Melster Builders, Inc. sold 303 East Sixty-first street, the five story, twenty family apartment house, 25x75, through Arthur Cutler & Co. to Elsie Hyde.

### WILL SELL 500 LOTS IN **HUNTS POINT SECTION**

J. P. Day Offers Holdings of Simpson Estates.

Five hundred lots in the Hunts Point section of the Bronx will be sold to-day section of The Bronx will be sold to-day Simpson estates by Joseph P. Day. The lots are to be sold for the estates of William S. Simpson, Sr., William S. Simpson, Sr., William S. Simpson, Jr., and John B. Simpson, Sr., and Include two three lot corner plots in Jerome avenue at East 20th street, one block from Van Cortlandt avenue East and opposite to the Jerome Park

The Hunts Point lots are divided into two groups. The first consists of lots on Whitlock, Ludlow and Longfellow avenues, Whittier street, Garrison avenue and the Bronx River, on both sides of the New York, New Haven and Hartford Railroad and close to Hunts Point Square, which center of transit and traffic recently has developed into one of the most important "hubs" of

part of those involved in the sale, and are located on Farragut street, Randall, Ryawa, Oak Point, East Bay and Viele avenues, the Bronx River and intersect-

## PERSONAL AND IMPERSONAL.

de Quecakle is the buyer of 1378 Webster avenue.

Richard J. Fisher of Ernest T. lower's real estate office sold 262 Vest 130th street, recently reported. The New York Title and Mortgage Company has made a loan of \$500,000 on 146 West Fifty-fifth street, where a nine story apartment house will be erected by the Jatlson Construction Company, Inc. (Julius and David Tishman).

Triangle Construction Company has been awarded the contract for constructing thirty-two two family houses in Brooklyn, on Lincoln, Myrtle, Midwood and Rutland streets, for the Midvale Construction Company, Plans were pre-pared by George Nordham and the cost entire operation has been placed

burgos Company has placed the following mortgages: \$66,500 on \$65 FeX street, \$22,000 on 71 Eighth avenue, \$13,000 on 37 West Ninety-second street, \$85,500 on 5201 Twentleth avenue, Brooklyn: \$5,500 on 53 Washington Park, Hashrouck Heights, N. J.; \$5,500 on 900 Edison avenue, \$4,500 on 1827 Bathgate avenue, \$4,600 on \$5 Third avenue, Brookleft Park, \$1,000 on \$5 Third avenue, \$1,000 on \$100 Ridgefield Park

Ridgefield Park.

Ennis & Sinnott were the sellers of the eight lots on 151st street and 152d street, 225 feet west of Broadway, reported purchased yesterday by Harry H. Uhlfelder, Inc., for apartments. Ennis & Sinnott took the lots in part payment from John W. Comey for the three apartments at 40s to 412 West 115th street, reported solid yesterday through Hall J. How & Co. On the lots stands the one time home of J. Romaine Brown, known as the dean of the real estate world.

### LET MUSEUM CONTRACTS.

Contract for the construction of an addition to the Museum of Natural History has been awarded to James Stewart & Co., according to Brown's Letters, Inc., Construction Reports. The general bid was \$1,069.500. The heating contract was awarded to the Federal Heating Company for \$66,431, the plumbing contract to P. S. Kenny for \$23,001. and the electric work to Baker, Smith & Co. for \$19,600. Plans and specifications were prepared by Trowbridge & Livingston. The addition will be six stories high.

### LEASE IN PARK-LEXINGTON.

The American Mutual Liability Company of Boston has leased the sixteenth floor in the new Park-Lexington Building, on the east side of Park avenue between Forty-sixth and Forty-seventh streets, which is being erected from plans of Warren & Wetmore, by Robert M. Catts, president of the Merchants and Manufacturers Exchange of New York. The lease is for ten years and for an aggregate rental of about \$250,000. Kopp & Co. represented the

HOME OF HENRY W. TAFT BROOKLYN PROPERTIES CLAIMED BY BUSINESS

West 48th St. House to Be Al- Deal Involves Dwellings in tered; Other Sales.

of former President William H. Taft, ley Holding Corporation and the 726 at 36 West Forty-eighth street has been Ocean Avenue Company to Emil F. sold to interests which will remodel it and Mary Kupfer of Sayville, L. I.,

The Baron de Hirsh Fund sold to building. 9 and 11 East Sixteenth street,

John Building Corporation sold to the

John Building Corporation sola to the Lathos Realty Corporation the three and two story buildings 120 and 122 Bleecker street, southeast corner of Wooster street, 50x75.

Relevin Realty Corporation, L. Kramer, M. Feeney and H. Levin directors, bought the two five story flats 151 and 153 West Sixty-second street, 50x100, held at \$50,000. Cohen Brothers are attorneys for the corporation.

ment with stores at 36 and 36½ Scammel street, 27x95.2.

Hyman Stuhrmann sold to Hyman Koch the four story tenement 62½ Eleventh avenue, southeast corner of Forty-ninth street, 18.1x75.

Rose Tauber sold to Florence L. Ptacek the three story building 44½ East Seventy-fourth street, 25x102.2.

Joseph Friedman sold to Morris Smitofsky the five story tenement 168 Monroe street, 22,4x98.4.

Teresa J. Coman sold the four story dwelling 24 West Ninth street, 25x93.11.

Title was taken in the name of Laura E. Walker. A few days ago there was announced a proposed building operation by a client of McLaughlin & Stern, a attorneys, for the site at 25 West Ninth street. Which also was to take in udstiful in the street which also was to take in udstiful in the street. Which also was to take in udstiful in the street. Street Realty Company the property. 48.2x85x irregular, at the northwest corner of Eagle avenue and 149th street.

Gisella Berger sold to Jennie Kirschward in the four story dwelling 165 West Eighty-seventh is street. 20x100.8.

Ira H. Patchin resold to Martin and Ira H. Patchin resold to Mart

story dwelling 165 West Eighty-seventh street, 20x100.8.

Ira H. Patchin resold to Martin and Eleanor Egan the four story dwelling 13 West Ninth street, 17.4x32.3.

Miriam H. Gottheil sold to William F. Neumann the four story dwelling 148 West Seventy-fifth street, 20x102.2.

John Barbey sold to Chester Alexander the five story dwelling, 230 West Seventy-eighth street, 18x102.2.

Moses Deckinger sold to Lillian R. Yates, Aeneas A. Pickering and Lambert Morris the three story dwellings 12 West 131st street, 18.4x94.11.

Rebecca L. Dempwolfe sold to Howard D. Hammond the two three story dwellings, 275 West 187th street, 32,4x94.11.

Annie F. Tagg sold to Ralph Royall the three story dwelling 548 East Eighty-seventh street, 18x50.2.

## Viola R. Cameron is the buyer of the welling at 318 West Seventleth street,

195 New Jersey Lots to Be Sold by Bryan L. Kennelly.

Bryan L. Kennelly, Inc., will auction 135 home sites near Plainfield, N. J., to-day. The property was formerly the estate of Daniel Birdsall. The sale will

on Loring avenue, Pelham Heights, to Modrakowska.

Douglas L. Elliman & Co., leased an apartment in 17 Park avenue for the Gresham Renliy Company to S. K. Sheesley, in 270 Park avenue to F. L. Lavanburg: in 168 East Fifty-sixth streeet to Mrs. E. V. Leach; in 4 East Eighty-eighth street to Louis C. Owens, and in 125 East Seventy-second street for Julius Tishman & Sons, Inc. to Bendan Quin.

Hamilton, Iselin & Co., leased for Nelson Shreve his furnished apartment in 876 Park avenue.

A. A. Hageman leased an apartment in 42 West 120th street to Walter

In 42 West 120th street to Walter

on Loring avenue, Pelham Heights, to William H. Masten of the Willys-Overland Company.

Howe & Thompson sold a plot, \$5x150, on Walworth avenue, Greenacres, Harts-dale, N. Y., for George B. Laubshire to Eli Ouimette of White Plains, who will improve it with a residence.

Anson F. Robinson sold for the Lorena Company a plot on Bortha place, Ards-leyen on Hudson, N. Y., to Robert S. Benepe, who will begin improvements at once. The same broker alphot on Seneca street to Ward N. Carpenter and another plot on the same street to James F. Busher.

for Julius Tishman & Sons, Inc. to Bendan Quin.
Hamilton. Iselin & Co. leased for Nelson Shreve his furnished apartment in 85 Park avenue.

A. A. Hageman leased an apartment in 42 West 120th atreet to L. Chibbaro; in 42 West 120th atreet to Walter Perleeth.

IN \$400,000 EXCHANGE

# Sayville. L. I.

The home of Henry W. Taft, brother I. Jerome Riker resold for the Stan-

Flat on Wadsworth Ave.,

Other Apartment Sales.

Other Apartment Sales.

Other Apartment Sales.

Investors from Rochester, N. Y.. have purchased the six story four sectioned apartment house known as the Paul Jones, 229-224 Wadsworth avenue, from Isdor Zimmer, Samuel Reznick and Frank Locher. The buyers are Moring Goldberg and Elias Chatklin, who conduct a department store in the upstate city.

The structure, rated as among the finest built on the Heights, has accommodations for forty-eight families, and is laid could be recently leased to the structure, rated as among the finest built on the Heights, has accommodations for forty-eight families, and is laid could be recently feet on each side street. There are eight apartment on a floor.

The house has been held at \$355,000 by the sellers, who acquired it three years ago. It returns an annual rental of about \$90,000. A. V. Amy & C. overtee by by the sellers, who acquired it three years ago. It returns an annual rental of about \$90,000. A. V. Amy & C. overtee by covered the brokers.

Overbeek properties (Frederick, Emma and George W. Overbeek) covert the brokers.

Overbeek properties (Frederick, Emma and George W. Overbeek) coverted the owners was a special test through the story single flats, adjoining their holdings on the west at \$9-38 West Eighty-seven the accorner site Eight). The purchase gives them a corner site Eight, 19-100. This purchase gives them a corner site Eight, 19-100. This purchase gives the macron of the west at \$9-38 West Eighty-seven the street, \$40,000. This purchase gives them a corner site Eighty-seven farmed the six \$40,000. This purchase gives them a corner site Eighty-seven farmed the six \$40,000. This purchase gives them a corner site Eighty-seven farmed the six \$40,000. This purchase gives them a corner site Eighty-seven farmed the six \$40,000. This purchase gives them accorned from Mary B. Noble, Irene M. and profitable turn over of the six \$40,000. This purchase gives them accorned from this former from this former from this former

### Beatrice Offver the seven story loft MISCELLANEOUS SALES REPORTED FROM BRONX

Active Trading in Various Types of Property.

The Roemon Realty Company sold through the George Goldblatt Company and H. Mendelson the four story business building, 25x115, at 757 East 152d street, to an investor.

Schwab & Co. sold for D. Fried and I.

held at \$50,000. Cohen Brothers are attorneys for the corporation.

Bayside Improvement Company sold to Dwight C. Harris 556 and 558 West 185th street, a five story apartment, 50x79.11.

Rosemin Realty Company resold to Samuel Ostrofsky the five story tenement with stores at 36 and 36½ Scammel street, 27x95.2.

Hyman Stuhrmann sold to Hyman Koch the four story tenement 682 Eleventh avenue, southeast corner of Eleventh avenue, southeast corner of Forty-ninth street, 18.1x75.

field road and adjacent streets east of

The Long Island Railroad station at St. Albans, the St. Albans Country Club and golf links are a few minutes' walk from the property, which has the additional service of two city bus lines, running to the Union Hall street station, Jamaica, for a 5 cent fare. The con-struction of business buildings is per-mitted on the Springfield road lots,

estate of Daniel Brown in a large tent, be held on the property in a large tent, arain or shine.

These lots are in the best section of Park avenue and are surrounded by many beautiful homes that are practically all occupied by the owners.

The location is on a direct line with the trend of growth of Plainfield and nearly opposite the Plainfield Country Club.

RESIDENTIAL RENTALS.

To Losborn rented through Chauncey B. Griffen his property on Loring avenue, Pelham Heights, to H. F. Harris. Fish & Marvin sold for the Witherbee Real Estate and Improvement Company about one-half an acre in the Mount Tom section of Pelham Manor to Thomas Nelson Ward of this city. The same brokers sold for the H. S. Realty Company, Inc., a new house on Ancon avenue, Pelham Heights, to J. C. Peck; Anderson.

Albert R. Ashforth, Inc., leased apartments in 15 West Sixty-seventh street to Mrs. Audrey Foster and Mrs. Ella Modrakowska.

Douglas L. Elliman & Co., leased an apartment in 17 Park avenue for the Gresham Realty Company to S. K. on Walworth avenue Greenages Harts-

## QUEENSBOROUGH MARKET.

Joseph M. Gaites, of Malba-on-the-Sound, Long Island, has purchased the Frederic De Bellevile waterfront residence facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 23,000 square facing the Malba Bathing Beach. Spear & Co., leased about 2

SALE AT DONGAN HILLS.

Thomas M. Rianhard, former president of the Barrett Company, has sol MASHINGTON AVE, 1257, w = 241.8 ft n of 168th st, 50x100, 2 sty fr dwg-Josie L Brownivs Thos R Bonaldson, et al; John W Smith (A), Louis Fabricant (B); due, 51.842.15; [axes, &c. \$883.54; subject to a first mortings of \$10,000; to the plaintiff for \$12,000.

FRED BROWN ACQUIRES WEST 39TH ST. PARCEL

Business Properties Sold in Manhattan.

Frederick Brown, the operator, having returned recently from a few months' trip abroad, resumed trading yesterday by buying the five story office building at 65 West Thirty-ninth street from the Holmes Electric Pro-

George S. Runk resold for George H. Shaffer 198 East Eighty-third street, a strength, located between Fifth and Sixth avenues. Spyr & Co. were the brokers in the transaction, The property was acquired by the seller several years ago, when it was a dwelling, and

it was extensively altered for the company's occupancy.

Smith-Coogan, Inc., has been formed for the purpose of acquiring the block front on the east side of Eleventh average, between Eighteenth and Nineteenth streets, for improvement with a three story garage. The property is owned by the Consolidated Gas Company and Minnie Bottjer and contains one and two story buildings. It fronts 197.3 feet on Eleventh avenue. The incorporators of the new company are E. Smith, J. A. Coogan and M. Runkle, James F. Swanick is attorney.

George S. Runk resold for George H.

it was extensively altered for the com-

George S. Runk resold for George H. Shaffer 108 East Eighty-third street, a two story garage, 25x100, east of Park avenue, held at \$50,000.

SUBURBAN REAL ESTATE. Long Island-Sale or Let.

SUBURBAN REAL ESTATE Long Island-Sale or Let.

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Said to Us:

"We just bought a house for \$6900 from a well known builder. Our furniture is in it but not unpacked, and we have paid \$1000, but we have decided we would be better off to lose the \$1000 and have one of yours at \$6800.

### SO HE BOUGHT ONE OF OURS We will prove the truth of the above statement to any skeptic.

NOW THERE IS A REASON And when you see the style and finish—the breakfast nook—the Hoosier cabinet and composition floors in the kitchen and sun parlor,

YOU WILL UNDERSTAND IT We have only 3 of these wonderful houses left at \$6800 and are starting 20 more but cannot sell these new ones at less than \$7500. BUY TODAY-TOMORROW MAY BE TOO LATE \$1250 CASH-\$55 PER MONTH PAYS THE MORTGAGE

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PROPERTY AT GRAND & ASTORIA AVES., EAST ELMHURST, L. I. 5c fare from any point on Interborough Subway.

ke Queensboro Subway to Alburtis Ave. Station, Corona. Office at foot of stairs,

TELEPHONE HAVEMEYER 0821 or 0782.

REAL ESTATE AT AUCTION.

# TO-DAY 195 Homesites

Estate of Daniel Birdsall, Deceased,

Plainfield, N. J.

At 2 P. M., on the Premises, in a Large Tent, Rain or Shine. For further information 'phone

Bryan L. Kennelly, Inc. REAL ESTATE AUCTIONEERS 149 Broadway. Tel. Cort. 1547.

ARTHUR C. SHERIDAN, Real Est. Auction's 152 Broadway, Cort. 1328.

JOSEPH P. DAY, INC., Real Estate Auctioneer, 67 Liberty St., N. Y. Phone Cort. 744

JERE JOHNSON, JR., Co., Auctioneers,
103 Montague St., Brooklyn, N. Y.

CITY REAL ESTATE.

Properties HESS Country Properties

Queens-Sale or Let.

One family frame, detarooms, steam heat, parquet, tile kitchen and bath, enclosed porch; fine location; price \$9,700; cash \$2,500.

price \$9,700; cash \$2,500.

KEW GARDENS

One family frame, detached, five rooms, steam heat, parquiet, enclosed porch; driveway; eight minutes to station, twelve minutes to New York; tax exempt; price \$8,000; cash \$2,000. A fine selection of one and two family houses.

DAN SULLIVAN
9314 Jamaica Ave., Woodhaven.
Prione Richmond Hill 7163.

HOLLIS 6 rooms, stucco, villa style; two lots; beautiful; tax exempt; \$7,750.
6 rooms, sun parior, breakfast nook; artistic bungalow; tax exempt; \$7,950.
H. Carman Barteau Jamaica 0103.

SUBURBAN REAL ESTATE. Westchester-Sale or Let.

"THE CHAPPAQUAN" saves MONEY for HOME SEEKERS. Copy free! CURTIS & KEENER, Chappaqua, N. Y.

Westchester's Leading Realty Experts.
18 East 41st St. Murray Hill 9328.

Connecticut-Sale or Let.

GREENWICH, CONN.
Close to Country Club.
A Real Bargailo \$37,500.
al combination, a refined home
delightful atmosphere of farm sily managed all year round resi-e fully improved, 10 large rooms, 2 s; also help accommodation, two is and bath. Garage and stalls, cen houses and usual outbuildings.

land could be had if required. JOSEPH P. DAY, INC., 67 Liberty St. Tel. Cort. 0744.

New Jersey-Sale or Let.

### GARAGE FOR SALE

at Tenafly, N. J.

WILL SELL AT A BARGAIN. IMMEDIATE POSSESSION.

N. Y. C. Saple Nay Cort. 0744. RUTHERFORD, EDW. S. BROWN,

Long Island-Sale or Let.

FOREST HILLS GARDEN, L. I.

I. G. WOLF, Exceptional bargains

English Manor House

the highest points on Long rlooking MANHASSET BAY. THOMAS O'CONNELL Manhasset, L. I.

> FARM PROPERTY. New Jersey-Sale or Let.

\$750 Cash Buys Equipped Farm Immediate Possession Can Be Had

Nearby truck and poultry farm; short drive to city of 16,000 population. 8 acres of rich soil. 6 room house, barn, wagon shed, poultry house, corn crib. For quick sale will include 1 horse, 2 wagons, 1 bugsy, harness, plows, cultivators, flock of chickens, all growing cross. Price for all, \$2,250. Cash, \$750. Buildings insured for \$2,000. Call or write VINELAND FARM AGENCY, 549-H Landis Ave., Vineland, N. J.

TO LET FOR BUSINESS. Above 59th St .- 5th Av. to North River.

NEW BUILDING STORES and OFFICES

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500 A YEAR UP EARLE & CALHOUN 212 WEST 72ND ST. COLUMBUS 5116

CLUNY PROFESSIONAL BUILDING, 133 West 72nd St. PHYSICIANS & DENTISTS.

APARTMENTS-Sale or Let. Unfurnished.

From Battery to 14th St., Inclusive. Washington Square Apts.

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115-125 WEST 16th ST.
3 and 4 room elevator snites.
Rents 886 to \$133.
111 WEST 11th ST.
2. 4 room snites.
Rents 885 to \$125.
31 WEST 11th ST.
4 and 5 room elevator snites.
\$1,800 to \$2,400.
10 BARKOW ST.
4 and 5 rooms, \$1,200 to \$1,300.

J. Irving Walsh

73 WEST 11TH ST.

Unfurnished.

Unfurnished.
Above 59th St.-5th Av. to North River.

## 3&4 Large, Light Rooms

FEATURING IN ADDITION ATTRACTIVE BREAKFAST ROOM New Fireproof Building

145 West 71st Street Near Broadway Leasing from October 1st

Special Doctor's Office on Ground Floor FULL PARTICULARS FROM SLAWSON & HOBBS

162 West 72nd St. Tel. 7240 Columbus

Jacob S. Kahn, Builder REPRESENTATIVES ON PREMISE 309 West 86th St

New Fireproof Apartment Hotel All Outside Rooms; Overlooking

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1 Room, Bath. ....

An advertisement in the Lost and recovering your lost property.

APARTMENTS-Sale or Let.

APARTMENTS-Sale or Let.

# Let the rent you pay buy a Garden Apartment at Jackson Heights



UNDER the ical Jackson Heights Plan of Tenant-Ownership — you own your Garden Apartment on a basis that automatically reduced your rent to "cost." You can select your own apartment - with due regard to personal preference as to floor and arrangement- by acting

in the newest apartment group to be opened.

The rooms are all large, sun-shiny and airy; with open-fire places, sun-parlors, and most completely equipped kitchens and bath-rooms. Reduce your rent to "cost" by paying only your pro-rata

share of the building operating expenses. Your present rent will buy a Garden Apartment at Jackson Heights, if you are now paying \$150 to \$250 a month; small

Jackson Heights

New Elevator Garden Apartment Homes 5, 6 and 7 Rooms-2 to 4 Baths

Larger suites arranged to suit your requirements Golf, Tennis, Children's Playgrounds, Gardens, Etc. Tenant-Ownership Plan-Liberal Terms Social and Business References Required

The Queensboro Corporation Manhattan 50 East 42d St. VISIT JACKSON HEIGHTS TO-DAY Take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station)

By Motor-'59th via Queensboro Bridge, Jackson Ave. to 25th St. Aparlments Open for Inspection, Daily and Sunday, Until 9 P. M.

Above 59th St .- 5th Av. to North River.

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in Choice Locations 212 W. 72nd St. 2-3 Rooms: near Broadway. \$1,300 to \$1,600

of Quality

244 W. 74th St. Rooms; New Building. 52,200 25 Claremont Ave. 5, \$1,700; 7, \$2,500 616 W. 116th St.

5-7 Rooms: near Riverside Drive. 5, \$1,550; 7, \$2,100 330 W. 95th St. 6, \$1,550; 8, \$2,100

250 River. Drive 6 Rooms; corner 97th. \$2,150 620 W. 116th St. 6 Rooms; near Riverside Driva. \$1,800

515 W. 110th St. 7 Rooms; near Broadway \$2,400

15 Claremont Ave. 7 Rooms (116th St.) \$2,600 606 W. 116th St. 7-8 Rooms; near Broadway. 7, \$2,050; 8, \$2,700 49 Claremont Ave.

: Rooms; corner 119th St. \$2,200 222 River. Drive Rooms, 2 Baths; corner 94th St. \$2,200 260 W. 72nd St.

Poems, 3 Baths: nr. W. End Av. \$4,090 Earle & Calhoun 212 W.72m/St. COLUMBUS 5116 Apastment Headquarters

The Ardelle 527 Riverside Drive Overlooking Monument & Hudson One 6 Rooms, 2 Baths One 7 Rooms, 2 Baths

Best built fire-proof house on Riverside Drive,

A fair rental to right tenant. Apply Supt. on premises.

Strathmore 404 Riverside Drive

at 113th St. at 113th St.

Attractively situated behind grass and trees in the most beautiful part of the drive, this house has unusual view and light. Perfect floor plan, with rooms of unusual size and finish. Plenty of large closets. Apartments 9 and 10 rooms and 3 baths. \$4,500 to \$6,500.

Owner Management

Found columns of THE NEW YORK HERALD offers a real possibility of

Washington Heights, Above 125th West of 8th Av.

THE SEQUOIA 3936 BROADWAY
SOUTHEAST CORNER 165TH ST.
Modera 10-Story Fireproof-Two elevators-Coal in cellar.

6 and 7 Large Rooms
RENTS REASONABLE.
Apply to Mr. Canfield on premises or
ARTHUR F. DU CRET & CO.,
Tel. Cortlandt 3849 or Wadsworth 5742. 575 RIVERSIDE DRIVE Cor. 135th WEST POINT VIEW." The Acme of service, 5-6-7-8 Rooms, very reasonable rents Resident Superintendent.

2312-2316 LORING PLACE 4-5-6 & 7 Rooms & 2 Baths

Nicholas Av. at 182d St. Wadsworth 8910.

Elmhurst Family House. 8 EXAnd Bath, with shower; enclosed porches, electric lights, heat furnished; parquet floors, tiled bath; 3 blocks from ELMHURST AVE. "L" Station, Rent \$13monthly with Garage, References required.
Apply OF ROOSEVELT AVE., TORSON AVE., AT JUNCTION AVE., TORSON AVE., STATION, PHONE HAVEMEYER, 2182.

CORONA 5 and 6 ROOMS
AND BATH, IN NEW
2-FAMILY HOUSES.
Parquet floors, electric lights, steam heat;
2 blocks from "L" Station. Rent \$65
monthly. Apply.
Thos. Daly Junction Ave., Corona,
North of Junction Ave.

CITY REAL ESTATE.

ASHFORTH & Co., Real Estate, CUSHMAN & WAKEFIELD, INC. 50 East 42d st. Tel. Murray Hill 7820. E. C. H. VOGLER, Amsterdam av. and 82d st. J. ROMAINE BROWN.

NASSOIT & LANNING, REAL ESTATE, B'WAY & 80TH ST., TEL. 8380 RIVERSIDE. WALTER J. SALMON, 17 West 42d st. Tel. Longacre 8080.

Above 14th St. to 59th St. (inclusive).

BEEKMAN PLACE, facing river; estate must sell; \$20,000; bargain. Murray Hill Above 59th St .- 5th Av. to East River. FOUR STORY house for sa'e; medium width, 10 rooms, 3 baths; on Lamox Hill, Price \$25,500. OGDEN & CLARKSON CORPORA-TION, 1 East 49th st., Plaza 6055.

Washington Heights, Above 125th St., West of 8th Av.

A CHOICE PLOT FOR TAXPAYERS—Surrounded by large elevator apartments and tenements, situated on the westerly aide of Convent avenue, 54 feet north 129th street, size 54x132x57x125; ideal for stores, bakery public market, &c.; price \$52,000; subject first morizage \$17,000, 69; only \$3,000 cash, balance equity subordination to building loan or sacrifice for cash; submit proposition to Estates of Post Academy, Inc., the Pear House, Parksville, Sullivan county, N. Y. CONVENT AV., 347.—Beautiful 20 ft. house hard wood, electricity, hot water heaf, two eaths; exceptionally choice location, OWNER SIN or seven rooms with garage, near Van Corlear pl. at 225th st; Broadway subway station at 225th st.; small cash payments.

TO CLOSE AN ESTATE.

Modern six story elevator apartment show-ing a net income of \$29,006; an unusual apportunity for an investor. Address Execu-tor, M 2152 Herald, Herald sq. TWO family, brick, garage, new, tiled bath; all modern improvements; Plimpton av and W. 166th et., Highbridge section; price \$20,000. Inquire Olinville 3866. CITY REAL ESTATE.

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car garage: price \$21,000. 1760 Brooklyn av. Midwood 5857-W.

If you contemplate building this fall visit HYDE FARK, where the largest developers of suburban real estate are offering modern homes at cost. Building plans distributed free at the property office, which is open every day in the week, including Sunday.

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Strictly Modern Detached

house, 10 rooms, 2 baths, 3 tollets, oak and maple trim throughout; all hardwood floors; steam heat, gas and electricity; stucco anishingle; fireproof stucco garage; plot 40x100; can be used for two families, or made into a two family house; 16 minutes to Penn. Station; price \$17,500. \$10,000 cash; no brokers. \$226. 106th st., Richmond Hill. Telephone 03403 Richmond Hill. SOUTH OZONE PARK.—I family, detached, 6 rooms, pantry, bath, electric, gas, steam, garage; price \$5,600; cash \$1,200. A. H. WEERS, 417 Shelton av., Jamaica, L. I.

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One left, Dutch Colonial; very well
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FRANCES MANTEL. Telephone Garden City 2071.

\$8,000, 7 rooms and bath, steam heat.
\$9,500, 9 rooms & bath, steam heat, garage.
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Terms, \$2,000 on more cash.
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Every modern improvement.

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Six room apartments, enclosed sun porch,
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SCARSDALE-\$5,000 cash, balance \$100
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SCARSDALE-Six room cottage, improvements, shade trees, near station, \$125.
Phone owner Scarsdale 628 or Murray Hill
5818.
TEN room and 3 bath house; furnished or

The room and 3 bath house; furnished of unfurnished; I acre of ground at Mamaroneck; 40 minutes from New York, Information phone Mr. Dolby, Columbus 6700.

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The garden spot of New Jersey, within 20 miles of City Hall; fine parks, free public library, best of schools and churches, through train service, &c.; attractive new Colonial home, with two car garage; best residential section; lot 70x189; 8 rooms and two tiled beths heated; sun porch, 11x19; open porch, 12x20° breakfast alcowe; oad floore; brick walk and entrance porch; vacuum vapor heat with hot water generator; all wiring in metal tubing; bronze wire screens, shadea and awnings; ready for occupancy October 1; price as 200,000; terms or liberal discount for cash. E. W. WILCON, 641 Prospect st.

AN unusually attractive hollow tile house; eight rooms, tiled bathroom, steam heaf, sun porch; all improvements; hills northern New Jersey, 42 minutes; moderate price; castest terms. ASAHEL CHAPIN, 52 proadway.

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COLONIA.—A new 6 room house for \$6,500; \$850 cash, balance like rent; am obliged to sacrifice an attractive home worth at least \$7,500; a beautiful location in the Jersey hills, only 5 minutes from Rahway, a city of 10,000 people, with churches, schoolas, movies and shopping district. W. A. CARLAND, 1194 Lincoln place, Brooklyn.

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